

027.0

Map

0002

Block

0019.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 925,400 /

USE VALUE: 925,400 /

ASSESSed: 925,400 /

Total Card /

Total Parcel

925,400

925,400

925,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
85 -87		GRAFTON ST, ARLINGTON

OWNERSHIP

Owner 1:	HOLDEN JEANNETTE V
Owner 2:	
Owner 3:	
Street 1:	87 GRAFTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 2472 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	465,000	5,600	454,800	925,400
Total Card	0.114	465,000	5,600	454,800	925,400
Total Parcel	0.114	465,000	5,600	454,800	925,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:	374.41	/Parcel:	374.41

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	465,000	5600	4,950.	454,800	925,400		Year end	12/23/2021
2021	104	FV	443,700	5600	4,950.	454,800	904,100		Year End Roll	12/10/2020
2020	104	FV	443,900	5600	4,950.	454,800	904,300	904,300	Year End Roll	12/18/2019
2019	104	FV	344,500	5600	4,950.	483,200	833,300	833,300	Year End Roll	1/3/2019
2018	104	FV	344,500	5600	4,950.	352,500	702,600	702,600	Year End Roll	12/20/2017
2017	104	FV	322,600	4600	4,950.	307,000	634,200	634,200	Year End Roll	1/3/2017
2016	104	FV	322,600	4600	4,950.	261,500	588,700	588,700	Year End	1/4/2016
2015	104	FV	287,100	4600	4,950.	255,800	547,500	547,500	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEVIGNY FERNAND	26460-195		7/1/1996		210,000	No	No	Y	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEVIGNY FERNAND	26460-195		7/1/1996		210,000	No	No	Y	

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEVIGNY FERNAND	26460-195		7/1/1996		210,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2017	MEAS&NOTICE	HS	Hanne S
1/23/2009	Meas/Inspect	189	PATRIOT
10/4/1999	Meas/Inspect	267	PATRIOT
8/17/1993		RV	

Sign:

VERIFICATION OF VISIT NOT DATA

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DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

